

REDMOND PLANNING COMMISSION MINUTES

May 16, 2007

COMMISSIONERS PRESENT: Chairperson Petitpas, Commissioners Querry, Parnell, Hinman,

STAFF PRESENT: Sarah Stiteler, Rob Odle, Lori Peckol, Redmond Planning Department

RECORDING SECRETARY: Gerry Lindsay

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairperson Petitpas in the Council Chambers at City Hall.

APPROVAL OF THE AGENDA

There were no changes to the agenda.

ITEMS FROM THE AUDIENCE

There were no items from the audience.

PUBLIC HEARING AND STUDY SESSION

■ Taylor Development Guide Amendment

Sarah Stiteler, with the Long-Range Planning Division, reviewed the two proposals to allow additional uses in the Manufacturing Park (MP) zone. She reported on the options of each proposal, including relocating, rezoning, and modifying. Ms. Stiteler added that modifying the existing MP is the option the Taylor family proposed as it is compatible with the current allowed uses. She showed maps of the MP zone and the critical areas, discussed possible transportation impacts, parking issues, and transportation trip generation.

Ms. Stiteler shared with the Commissioners the trip generation calculation tables prepared by Jeff Haney with Transportation Engineering Northwest comparing the current zoning to the proposed. Mr. Haney explained that although retail warehouse traffic peak time is Saturday from 1:00 to 3:00 p.m., the evaluation is based on system performance, the overall sum of all the movements on the transportation system. For the project, local access points and adjacent intersections should be checked for adequate capacity.

Commissioner Hinman asked how freight traffic would affect weekday traffic. Mr. Haney replied that the traffic impact is less with a retail warehouse because the peak

traffic hours are offset from the peak industrial traffic hours. Overall, the traffic impact is less than a two percent system increase.

Commissioner Querry questioned how the traffic impact is balanced considering the state-controlled roads that are in the local area and which affect the traffic. Mr. Haney responded that the state routes and ramps are included in the assessment and the concurrency model; they are required to be evaluated for system performance.

Mr. Haney added that although the ratio of parking per thousand square feet of development is higher for membership retail than for MP use, the densities of membership retail are half of typical MP use. The result is that there is typically less allowable parking for membership retail than traditional MP uses.

Rob Odle explained that the letter received from the Chamber of Commerce is an endorsement of the proposed amendment. He said the longstanding policy has been that as the roads are developing in southeast Redmond the issue of freight mobility should be addressed, in particular recognizing the radius of turns and the timing of signals needed for 40- to 45-foot semi trailers. The Chamber is supportive and recognizes the mix of uses.

Commissioner Hinman asked how existing businesses will be brought into the planning process. Mr. Odle replied that he has already met with UPS and Genie Industries; they are aware that the area is developing and their operations will become more reflective of the changes.

In response to a question asked by Commissioner Hinman, Mr. Odle said when 188th is completed, it will act as a connection between Union Hill Road and SR-202 and there will be a significant increase in the amount of cars in the area. The result will be a greater mixture of vehicles using the roads.

Ms. Stiteler commented on correspondence from the Taylor Family pointing out their difficulty in attracting traditional MP users to their site.

Commissioner Querry asked for clarification on point three in the letter. Mr. Odle explained that by adding allowable uses to the property, it is likely the land will develop and create a number of new types of jobs.

Commissioner Querry asked why the Council denied the request for the rezone for the Chee property. Mr. Odle explained that the Council did not think it was appropriate to rezone the property to a residential use, and that they wanted to preserve the capacity for an employment-generating property at that location. They did not want to diminish the supply of MP land by changing part of it to another zone type.

Chairperson Petitpas asked for questions regarding issues five and ten on the issues table.

Regarding issue five, Commissioner Parnell asked for trip generation numbers for the education use. Mr. Haney explained that peak times for educational facilities are before system peak and thus do not have a significant impact on the system at peak times.

Mr. Odle commented on the scope and process of what is typically included in a development agreement, including concurrency, impact fees, and assessing local impacts. He also said a membership wholesale retail warehouse facility would primarily serve the greater Redmond area as opposed to being a regional draw. Mr. Haney pointed out that the answer addressed issue six.

Commissioner Query asked for a comparison of the morning and afternoon peak numbers. Mr. Haney answered that they are comparable and noted that in fact they are very similar in Overlake, northeast and southeast Redmond.

Chairperson Petitpas closed issues five and ten.

For the benefit of Commissioner Query, Ms. Stiteler explained that Proposal A allows for some flexibility to what is currently allowed in the zone. If corporate headquarters are allowed within the MP zone, the opportunity would exist to construct a type of building that is more desirable to that type of market. The proposal also allows for higher profile buildings, and higher rent, as well as new types of users.

Commissioner Parnell asked why there is a debate over allowing headquarters into the MP zone when there are already some that have grown into the area. Mr. Odle explained that over time it is necessary to re-formalize or re-clarify uses that have evolved. One concern is that if headquarters is not an allowed use, the city will have to ask some existing uses to move out of the area.

Commissioner Query voiced her concern that non-permitted uses have been allowed in the MP zone. Mr. Odle clarified that as the nature of manufacturing has changed, the code has not kept pace with it. Commissioner Query suggested the whole code should be looked at and revamped if need be rather than changing sections of it here and there. Mr. Odle proposed first deciding on the issue at hand. The Commission could include in its recommendation to the Council the notion of looking at the whole concept of the MP zone.

The Commission decided to put aside Proposal A and focus only on Proposal B.

Chairperson Petitpas moved the discussion to the first issue. Commissioner Parnell said the proposed changes need to be consistent with the 20-year plan. He said some of the items in the policies supported by staff are questionable. He also questioned the ability of a membership wholesale retail warehouse to bring in family wage jobs. Ms. Stiteler suggested comparing other uses and how they could create family wage jobs.

Commissioner Parnell asked if hospitals are an allowed use in the MP zone. Mr. Odle said that doctor's facilities relating to injuries and conditions related to manufacturing are allowed.

The Commissioners concluded that some of the policies support the issue one policy while others are contradictory.

Chairperson Petitpas closed issue one.

Chairperson Petitpas left issue two open for discussion at the next meeting.

Chairperson Petitpas moved to issue three. Commissioner Hinman questioned why the option of wholesale membership retail is limited to southeast Redmond. Chairperson Petitpas mentioned that there are few locations in the city where it could fit.

Commissioner Query asked if there has been sub-zoning in other zones. Lori Peckol answered that there have been times when some uses have been allowed only in certain circumstances.

Commissioner Parnell questioned whether or not having a membership wholesale retail warehouse would be consistent with Redmond's community character and vision in the present and the future.

Chairperson Petitpas left open issue three.

Moving to issue four, Chairperson Petitpas asked what could be done to limit the numbers of incoming membership retail warehouses. Ms. Stiteler said there could be a sunset clause or a footnote condition that says upon application of the development agreement there could be evaluation of viability of an additional use in the area.

Chairperson Petitpas closed issue four.

With regard to issue six, Mr. Odle said the complexity of the Taylor development is in the construction of major arterials and how that will be facilitated by the development of the site.

Commissioner Query asked when the elements of a particular development agreement should be specified. Mr. Odle answered that there could be a footnote in the development agreement with outlining specifications, although there is no standard method.

Commissioner Hinman asked how large the scope is and whether stormwater and utilities are factors that need to be considered. Mr. Odle answered that under current city standards, the stormwater and utilities on the Taylor property are sufficient to mitigate the impacts of development.

Chairperson Petitpas asked if a template would need to be set up ahead of time for membership wholesale retail or if each project that comes up would be dealt with individually. Mr. Odle replied that a template would be created with the first application and would be used again for any subsequent applications.

Commissioner Parnell suggested that that since the issue is bigger than what is typically covered, it should be left open until all the Commissioners are present.

The Commission discussed the possibility of outdoor community activities and their appropriateness in the MP zone.

Chairperson Petitpas left open issue six.

Moving to issue seven, Commissioner Query cautioned against approving an approach that would later require the violation of city principles when unanticipated impacts occur in critical areas.

Commissioner Parnell said his preference would be to exclude auto-intensive uses from the MP zone.

Commissioner Query asked if gas stations would be allowed under the proposal. Mr. Odle answered that vehicle fuel sales is an allowed use in the MP zone under the current zoning code. However, the well head protection zone prohibits the sale of fuel containing MTBE.

Chairperson Petitpas closed issue seven.

Concerning issue eight, Commissioner Query noted that the word “wholesale” is not in the actual definition of wholesale membership retail warehouse. Ms. Stiteler agreed to add that to the issues table. Commissioner Parnell pointed out that there are other phrases needing word changes, both in policies and in the community development guide, that should be worked on at the next meeting.

Chairperson Petitpas left open issue eight.

Chairperson Petitpas closed issues nine and eleven.

Moving to issue twelve, Mr. Odle mentioned that Washington state sales tax streamlining will go into effect on July 1, which will have major effects on most businesses in Redmond. Under the streamlining approach, online sales taxes collected will go to the city in which the customer lives, not the city in which the item is sold. Commissioner Parnell asked why this information was not included in the technical committee report. Mr. Odle answered that the staff was focusing on the land use perspective. He said staff was glad that Commissioner McCarthy raised the issue.

Commissioner Query left open issues twelve, thirteen and fourteen.

Chairperson Petitpas closed the public testimony for the topic and left open the study session.

Motion to extend the meeting was made by Commissioner Hinman; second was by Commissioner Querry and the motion carried unanimously.

REPORTS/OTHER DISCUSSION TOPICS

Mr. Odle reported that there was continued discussion by the City Council on impact fees; the additional materials from the Commission were distributed to the Council. The Council had additional questions and agreed to continue discussing the issue. Their intention is to make a decision on June 5.

With regard to Overlake, Commissioner Hinman suggested looking at the environmental side of the summary matrix to see if there is anything with which the Commission may have concerns.

The Commission discussed making electronic copies of documents available online for anyone to download.

Chairperson Petitpas mentioned that there are two Planning Commission openings available, pointing out that the applications are posted online.

Chairperson Petitpas said the Comprehensive Plan docketing deadline is June 4; any additional requests for amendments must be received by then.

SCHEDULING/TOPICS FOR NEXT MEETING(S)

ADJOURN

Chairperson Petitpas adjourned the meeting at 10 p.m.

Minutes Approved On:

Recording Secretary